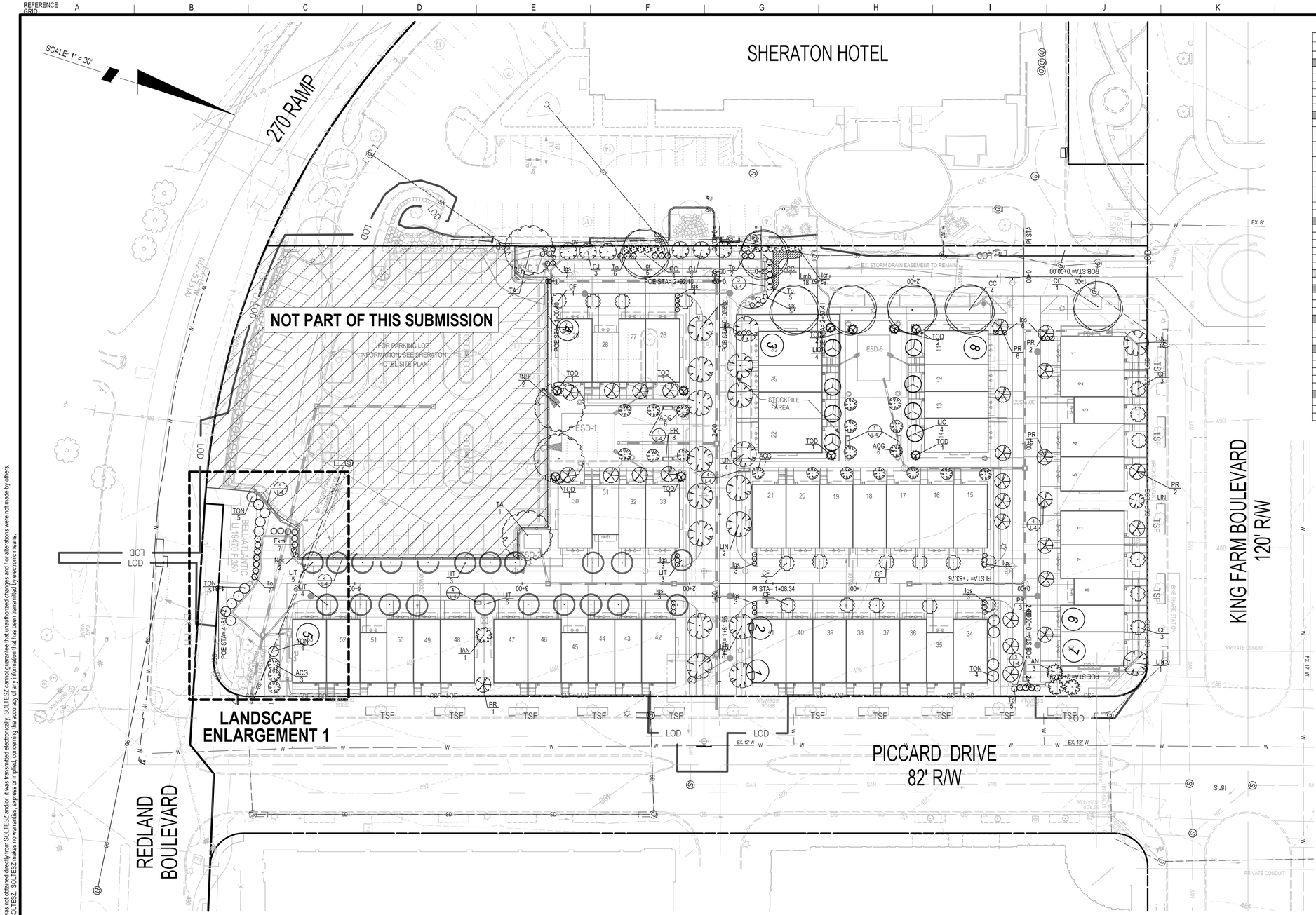
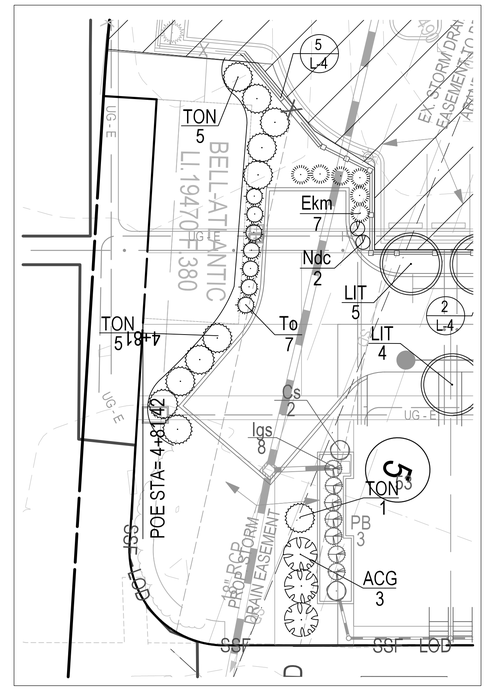


King Farm F6 Plant Schedule						
Qty	Key	Botanical Name	Common Name	Size	Type	Remarks
		Shade Trees				
2	BNH	Betula nigra 'Heritage'	Heritage River Birch	2 1/2-3" cal.	B&B	Mature, Well Branched
7	CC	Carpinus caroliniana	American Hornbeam	2 1/2-3" cal.	B&B	Mature, Well Branched
2	TA	Tilia americana 'Redmond'	Redmond Tilia	2 1/2-3" cal.	B&B	Mature, Well Branched
		Ornamental Trees				
22	ACG	Amelanchier canadensis 'Glennform'	Rainbow Pillar Serviceberry	8-10'	B&B	Multistem (3 min.); White Flowers
21	CF	Cornus florida ' Dixie Colonnade'	Columnar Flowering Dogwood	2 1/2" cal.	B&B	Columnar, White Flowers
8	LIC	Lagerstroemia indica catawba	Catawba Crape Myrtle	8-10'	5 Gallon	Multistem (3 min.); Purple Flowers
19	LIN	Lagerstroemia indica nana	Dwarf Crepe Myrtle	8-10'	5 Gallon	Multistem (3 min.); Pink Flowers
21	LIT	Lagerstroemia x faurei 'Tuscarora'	Tuscarora Crape Myrtle	8-10'	B&B	Multistem (3 min.); Pink Flowers
27	PR	Prunus x incam 'Okame'	Okame Cherry	2 1/2" cal.	B&B	Pink Flowers
		Evergreen Trees				
6	CJ	Crytomeria japonica 'Yoshino'	Yoshino Cryptomeria	14' ht.	B&B	
4	IAN	Ilex x 'Nellie R. Stevens' Holly	Nellie Stevens Holly	7-8' ht.	B&B	
10	TOD	Thuja occidentalis 'Degroots Spire'	Degroots Spire Arbovitae	7-8' ht.	B&B	
15	TON	Thuja occidentalis 'Nigra'	Dark American Arbovitae	7-8' ht.	B&B	
164	**Sub-total (Total On-site Trees) 159 REQUIRED**					
		Tall Evergreen Shrubs				
13	To	Thuja occidentalis 'Rushmore'	Rushmore Arbovrtae	6-7' ht.	B&B	
		Medium Evergreen Shrubs				
7	Ekm	Euonymus kiautschovicus 'Manhattan'	Manhattan Euonymus	24-30" ht.	2 Gallon	Full, Well Rounded
		Small Evergreen Shrubs				
15	Icr	Ilex crenata 'Chesapeake'	Chesapeake Japanese Holly	24-30"	B&B / #3 cont	Full, Well Rounded
46	Igs	Ilex glabra 'Shamrock'	Shamrock Holly	24-30"	B&B / #3 cont	Full, Well Rounded
2	Ndc	Nandina domestica 'Compacta'	Compact Nandina	24-30"	B&B / #3 cont	Full, Well Rounded
		Grass and Perennials				
18	Lmb	Liriope muscari 'Big Blue'	Big Blue Lily Turf		Flat	



LEGEND

SHADE TREES
ORNAMENTAL TREES
LARGE EVERGREEN SHRUBS
MEDIUM EVERGREEN SHRUBS
SMALL EVERGREEN SHRUBS
SMALL DECIDUOUS SHRUBS
GRASSES & PERENNIAL GROUNDCOVER
SITE FURNISHINGS

F6 ON LOT LANDSCAPE CALCULATIONS		
TOTAL NUMBER OF LOTS	TOTAL NUMBER OF TREES REQUIRED (3 PER LOT)	TOTAL NUMBER OF TREES PROVIDED
53	159	164

F6 LANDSCAPE PLAN

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Leonardtown

NO.	REVISIONS	BY	DATE
3	SUBMISSION TO CITY OF ROCKVILLE	PMS	8/15/14
2	SUBMISSION TO CITY OF ROCKVILLE	KDL	5/12/14
1	PAM SUBMISSION TO CITY OF ROCKVILLE	KDL	9/24/13

DATE: MAY 2014 | CAD STANDARDS VERSION: MICROSTATION V8i
DESIGNED: SOLTESZ | TECHNICIAN: AZ | CHECKED: KDL

MISS UTILITY NOTE

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OWNER/DEVELOPER/APPLICANT

KING FARM ASSOCIATES, LLC
C/O THE PENROSE GROUP
8330 BOONE BLVD.
SUITE 460
VIENNA, VA 22182

TIM MCDONALD
TMCDONALD@PENROSEGROUP.COM
PHONE: 703-847-5270

MAP	GRID
5164	3A & 3B
TAX MAP	ZONING CATEGORY:
GS122	PD-KF
WSSC 200' SHEET	
221NW9, 220NW9	
SITE DATUM	
HORIZONTAL: NAD 83/91	
VERTICAL: NGVD 29	

SITE PLAN

KING FARM

SIX IRVINGTON CENTRE, PARCEL BQ , BLOCK S

4th ELECTION DISTRICT, CITY OF ROCKVILLE, MARYLAND

1" = 30'

SHEET L-1

PROJECT NO.
0801-00-TH

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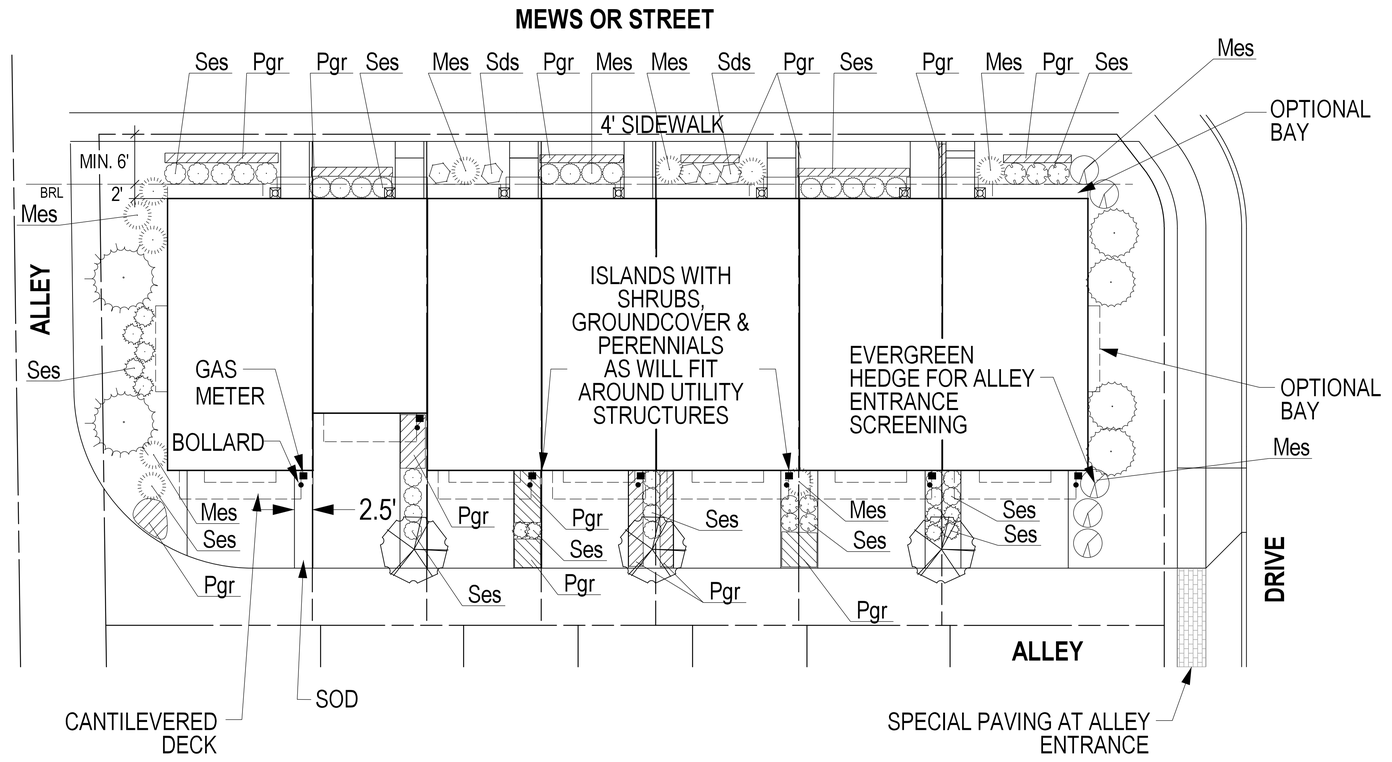
Key	Botanical Name	Common Name	Size	Type	Remarks
	Medium Evergreen Shrubs				
Mes	Chamaecyparis obtusa 'Gracillis Compacta'	Compact Hinoki False Cypress	3-3 1/2' ht.	B&B	
	Euonymus kiautschovicus 'Manhattan'	Manhattan Euonymus	24-30" ht.	2 Gallon	
	Ilex crenata 'Chesapeake'	Chesapeake Japanese Holly	4-4 1/2' ht.	B&B	Full sun to part shade
	Ilex crenata 'Steeds'	Steeds Japanese Holly	4-4 1/2' ht.	B&B	Full sun to part shade
	Pieris japonica 'Dorothy Wyckoff'	Dorothy Wyckoff Japanese Pieris	3-3 1/2' ht.	B&B	Part shade
	Prunus laurocerasus "Schipkaensis"	Schipka Cherry Laurel	24-30" ht.	2 Gallon	
	Small Evergreen Shrubs				
Ses	Ilex cornuta 'Burfordii Nana'	Dwarf Burford Holly	24-30"	B&B / #3 cont	Full sun to part shade
	Ilex crenata 'Helleri'	Helleri Japanese Holly	12-18"	B&B / #3 cont	Full sun to part shade
	Ilex glabra 'Shamrock'	Shamrock Holly	24-30"	B&B / #3 cont	Full sun to part shade
	Nandina domestica 'Compacta'	Compact Nandina	24-30"	B&B / #3 cont	
	Nandina domestica 'Firepower'	Firepower Nandina	24-30"	B&B / #3 cont	
	Taxus x media 'Densiformis'	Densiformis Yew	24-30"	B&B / #3 cont	
	Small Deciduous Shrubs				
Sds	Hydrangea macrophylla	Bigleaf Hydrangea		#3 cont	Part to full shade
	Spirea x bumalda 'Anthony Waterer"	Anthony Waterer Spirea		#3 cont	
	Viburnum dentatum 'Christom'	Blue Muffin Arrowwood Viburnum	30-36"	B&B / #3 cont	
	Viburnum x burkwoodii	Burkwood Viburnum	30-36"	B&B / #3 cont	
	Grass and Perennials				
Pgr	Liriope spicata	Creeping Lily Turf		Flat	Full sun to part shade
	Liriope muscari 'Big Blue'	Big Blue Lily Turf		Flat	Full sun to part shade
	Liriope muscari 'Variegata'	Variegated Lily Turf		Flat	Full sun to part shade
	Pennisetum alopecuroides 'Hameln'	Dwarf Fountain Grass		#1 cont	
	Rosa x noare	Flower Carpet Red Rose		#1 cont	groundcover

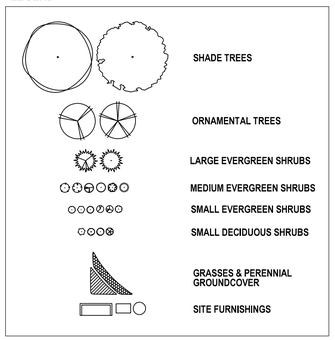


ADDITIONAL NOTES

1) ALTERNATE PLANTING DESIGN FOR ISLANDS WITHOUT TREES.
2) FRONT YARDS MAY HAVE ORNAMENTAL TREES IN YARDS GREATER THAN 8' IN DEPTH.
3) FOR ACTUAL TREE LOCATIONS PLEASE REFER TO SHEET L-1 OF THE LANDSCAPE & LIGHTING PLAN SET.
4) SOME TOWNHOME UNITS MAY NOT HAVE BAYS. FOR THIS CONDITION, SHRUBS, GROUNDCOVER & PERENNIALS SHOULD BE SHIFTED TO MEET FOUNDATION.
5) PLANTINGS ON TOWNHOME END UNITS MAY VARY BASED ON SITE LOCATION, PRESENCE OF PROPOSED TREE PLANTING LOCATIONS AND / OR STORMWATER FACILITIES.
6) ISLANDS LESS THAN 4 FEET WIDE TO BE PLANTED WITH SOD.
7) MINIMUM DISTANCE FROM BAY TO LOT LINE IS 6 FEET.
8) DISTANCE FROM BAY TO SIDEWALK VARIES. MINIMUM OF 5 FOOT PLANTING AREA.

TYPICAL FOUNDATION PLANTING PLAN

LEGEND



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SCALE: 1" = 10'

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DATE: MAY 2014 | CAD STANDARDS VERSION: MICROSTATION V8i
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MAP 5164	GRID 3A & 3B
TAX MAP GS122	ZONING CATEGORY: PD-KF
WSSC 200' SHEET 221NW9, 220NW9	
SITE DATUM HORIZONTAL: NAD 83/91 VERTICAL: NGVD 29	

F6 TYPICAL FOUNDATION PLANTING PLAN

SITE PLAN
KING FARM
SIX IRVINGTON CENTRE, PARCEL BQ , BLOCK S
4th ELECTION DISTRICT, CITY OF ROCKVILLE, MARYLAND

ONE INCH
1" = 10'
SHEET L-2
PROJECT NO. 0801-00-TH

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GENERAL CONDITIONS

I. SCOPE
- A. The landscape contractor shall provide all materials, labor and equipment to complete all landscape work as shown on the plans, plant list and specifications.
- B. Total number of plants shall be as drawn on the landscape plan. If this total differs from the plant key, the landscape contractor is to notify the landscape architect before the bid date.

II. STANDARDS
- A. All plant material will conform to the current issue of the American Standard for Nursery Stock published by the American Association of Nurserymen (A.A.N.) conform in general to representative species.
- B. The plant material must be selected from nurseries that have been inspected by state or federal agencies. Any certificates required must be provided to owner or representative upon delivery of materials.

III. SUBSTITUTIONS
- A. If a plant is found not to be suitable or available, landscape contractor is to notify the owner before bidding.
- B. The owner or landscape architect is then required to select a reasonable alternate or to inform all landscape contractors of the availability of the original plant.
- C. If a substitute is selected, it must be of the same size, value and quality as the original plant.
- D. Substitutions to be made with written approval of M-NCPPC.

IV. UTILITIES
- A. The landscape contractor shall notify utility companies prior to construction and call "Miss Utility" at 1(800)257-7777, to locate main utility lines.
- B. If there is a conflict with the utilities and the planting, the landscape contractor shall notify the landscape architect or owner immediately. Any cost of relocating caused by the contractors' failure to notify shall be borne by the contractor.

V. DRAINAGE
- A. Plants shall not be planted in situations that show obvious poor drainage. Such situations shall be brought to the attention of the landscape architect or owner, and if they deem necessary, the plants shall be relocated or the contract shall be adjusted to allow for drainage correction at a negotiated cost.

VI. WORKMANSHIP
- A. During planting, all areas shall be kept clean and neat, and all reasonable precautions shall be taken to avoid damage to existing plants, turf and structures.
- B. Upon completion, all debris and waste material resulting from planting operations shall be removed from the project and the area cleaned up.
- C. Any damaged areas shall be restored to their original condition at the cost of the contractor.

I. PLANT MATERIAL

I. STANDARDS
- A. Bare root
  1. Bare rooted shrubs shall be dug with adequate fibrous roots.
  2. Roots shall be protected during handling and transit and planted to guard against drying out and damage. If not planted soon after arrival, material must be heeled in and maintained.
- B. Balled and Burlapped (B&B)
  1. Balled and Burlapped plants shall be dug with firm natural balls of earth.
  2. Ball sizes shall be in accordance with A.A.N. specifications.
- C. Container grown stock shall have been grown in a container long enough for the root system to have developed sufficiently to hold soil in container together.
- D. All plant material shall be nursery grown unless otherwise specified. Pruning shall be done before planting or during the planting operation.
- E. All plant material to be transported in covered container. Locally available material may be covered with a burlap or similar cover to keep from drying out, provided the transporting vehicle maintains a maximum of 35 mph.
- F. Anti-desiccants shall be applied on all materials dug while in foliage.
- G. Container stock may replace B&B as long as all other criteria are met.
- H. Same plant material for location near each other shall be similar in appearance. Hedge material will be similar enough in size and shape, etc. to create a uniform hedge.

II. MATERIALS
- A. ANTI-TRANSPIRANTS
  Anti-transpirants shall be an emulsifiable concentrate used to retard excess water loss without harming normal transpiration.
- B. BACK FILL MIXTURES
  1. Back fill mixture shall be 1/3 existing soil mixed with 1/3 organic material (or peat) and 1/3 topsoil.
  2. If any other additives are found to be needed at the time of planting, it shall be added only with the approval of the landscape contractor, landscape architect and owner or owner's representative.
  3. Fertilizer is to be added depending on the size of the plant and the manufacturer's recommendation.
  * Trees - Use tree fertilizer as required by particular species
  * Shrubs - Use tree fertilizer as required by particular species
  * Ground Cover, Vines & Herbaceous Plants - Use tree fertilizer as required by species.
- C. TOPSOIL
  1. If used, top soil shall be sandy loam and uniform in color and composition.
  2. It shall be free of stones, roots, lumps, plants and other debris over 1 1/2".
  3. It shall not contain toxic substances harmful to plant growth.
  4. Top soil shall have a Ph range of 5.0 to 7.0 and the organic matter shall be a minimum content of 1.0%
- D. ORGANIC MATTER
  1. Organic Matter used in back fill shall be peat or other material approved by the landscape architect or owner.
- E. PEAT MOSS
  1. Type I - sphagnum peat moss - is finely divided with a Ph of 4.0 to 5.0.
- F. LEAF MOLD
  1. This a composted leaf material to be used with the approval of landscape architect.
- G. COMPOST
  1. To be organic matter composted and aged by accepted methods to be used only when specified or by approval of landscape architect.
- H. DOLOMITE LIME
  1. This is agricultural grade limestone containing total carbonates of 85% with a minimum of 30% magnesium carbonates.
- I. FERTILIZER
  1. Fertilizer shall be granular, packet or pellet with 35% to 85% of the total nitrogen in a slowly available form. To be applied by manufacturers methods.
  2. Fertilizer shall be a complete fertilizer with a minimum analysis as required by soil test and plant material.
- J. TRACE ELEMENTS
  1. These slow release materials containing zinc (Zn), molybdenum (Mo), iron (Fe), copper (Cu), boron (B), and magnesium (Mn). To be applied as per manufacturers directions as deemed necessary by soil test.

III. BACKFILLING A TREE PIT
- B. Cut rope or wire on ball of tree and pull burlap back to the edge of the root ball. Remove all plastic wraps and twine. Roll burlap 1/3 of the way down the root ball.
- A. Backfill tree pit with a soil mixture stated in the specifications.
- C. Mix soil amendments in the mixture either prior to filling pit or as pit is being filled
- D. Make sure plants remain straight during backfilling procedure.
- E. Backfill sides of tree pit halfway with soil mixture and tamp as pit is being filled.
- F. Finish backfilling sides of tree pit and tamp firmly.
- G. NEVER COVER TOP OF TREE BALL WITH SOIL. Top of root ball should be ¼ the root ball height above the tree pit.
- H. Form a 4" saucer above existing grade and around the outer rim of the tree pit.
- I. Mulch top of root ball and saucer within 48 hours to a minimum depth of 2" and not exceed 3".
- J. Water thoroughly the interior of the tree saucer until it is filled. EVEN IF IT IS RAINING. Provide enough water to ensure saturation of the root ball.
- K. Prune out any dead, conflicting or broken branches.
- L. In extremely hot weather, reduce foliage surface by pruning or stripping of foliage.
- M. Remove all tags, labels, strings, etc. from the tree.

IV. TREES BRACED BY STAKING
- A. Choose the correct size and number of stakes and size of hose and wire according to the Tree Support Detail and plant requirements. Staking shall be completed within 48 hours of planting the tree.
- B. Spacing stakes evenly and vertically on the outside of the tree ball drive firmly into the ground (stakes can be slightly angled away from the tree).
  NOTE: Never drive a stake through the tree ball, as it will damage the tree's root system. Stakes to be 2/3 above ground, 1/3 below.
- C. Cut pieces of reinforced hose long enough to loop around the trunk of the tree.
- D. Place the hose around the trunk at the height required to provide optimum support. Then run the 12 gauge wire through the hose and pull both ends horizontally beyond the stake by 2'.
- E. Cut the wire to sufficient length and then twist the wire at the rubber hose to keep it in place.
- F. Run both ends of wire together around the stake twice and then twist wire back onto itself to secure it. Cut off excess wire and stake.
- B. The above procedures are to follow for each stake.
- H. STAKES
  1. Stakes shall be 2"x2" hardwood, reasonably free of knots to be long enough for 1/3rd to be driven into the soil, and 2/3rds above the soil surface.
- A. WIRE
  1. Wire shall be 12 or 14 gauge galvanized steel or acceptable equal, depending on the size of the tree.
- J. CABLE
  1. Cable shall be 1/4" or 3/16" galvanized steel, depending on size of tree.
- K. CLAMPS
  1. clamps shall be galvanized or zinc and large enough to hold wires or wires used.
- L. HOSE
  1. Hose shall be corded rubber, uniform in color and either 3/4"' to 1" in diameter, depending on the size of the tree.
- M. MULCH
  1. Material shall be double shredded composted hardwood bark, such as "silvabark" or approved equivalent.
  2. Material shall be mulching grade, uniform in size and free of foreign or harmful matter.

V. INSPECTION
- A. Plants may be subject to inspection and approval by the owner or owners representative at the place of growth for conformity to specification requirements as to quality, size and variety. This will be at the owner's expense.
- B. Plants damaged in handling or transportation may be rejected by the owner or owner's representative.

II. PLANTING PROCEDURES FOR TREES

I. PREPARING TREE PIT
- A. The tree pit must be a minimum of 2 times the size of the root ball at the top.
- B. The walls of tree pit shall be dug so that they are scarified.
- C. The tree pit shall be deep enough to allow 1/3 of the root ball to be above the existing grade. Any loose soil at the bottom of the pit shall be tamped by hand or with the bucket of the backhoe.
- D. Dig pit 6" deeper than depth required for root ball. Fill bottom of pit with 6" compacted soil mix adjusting depth to insure top of root ball is 1/4 above the surface of the soil.

II. PLACING TREE IN THE PIT
- A. Place the tree in the pit by lifting and carrying the tree by its ball (never lift by branches or trunk) and then lowering it into the pit. Contractor is responsible for providing any machinery necessary to lift and move plant material and to insure it is not dropped.
- B. Set the tree straight and in the center of the pit with the most desirable side of the tree facing toward the prominent view (sidewalk, building, street, etc.).
- C. Any dropped material may be rejected by owner or representative. Any dropped material should be flagged with red flagging on its trunk and noted on a plan. Should plant die, it will be replaced by the contractor at no cost to the owner.

III. PLANTING PROCEDURES FOR SHRUBS

I. PREPARING SHRUB PIT
- A. For a single shrub, the pit shall be dug large enough for the proper setting of the root ball (4" wider than root ball at base. 2 to 3 times the width of the root ball at the top).
- B. For a shrub mass planting, the entire bed area shall be rototilled 3 to 4 " deep. Each shrub pit shall be excavated for the proper setting of the root ball.
- C. For a hedge, a trench shall be dug large enough for the proper setting of all of the plants root balls (the trench shall be 2 times wider than the root balls).
- D. Form a compacted base in the bottom of the hole to adjust plant height to proper location. Compact sufficiently to prevent settling.

II. PLANTING SINGLE SHRUBS AND BACKFILLING PIT
- A. Remove all plastic wraps, twine, containers. etc.
- B. Place the plant in the pit by lifting and carrying in by the root ball.
- C. Set the plant straight and in the center of the pit with the most desirable side facing toward the prominent view.
- D. Use a soil mixture as specified.
- E. Make sure the plant remains straight during backfilling procedure.
- F. Backfill side of the pit halfway with soil mixture and tamp as the pit is being filled.
- G. Pull the burlap back 1/3 the way down the root ball. Make sure burlap does not become exposed above soil surface.
- H. Finish backfilling the sides of the shrub pit and tamp firmly.
- I. Form a saucer above the existing grade and around the planting pit
- J. Mulch top of root ball and saucer a minimum of 2" depth and not to exceed 3" in depth.
- K. Water thoroughly, the interior of the shrub saucer to insure root ball is saturated. EVEN IF IT IS RAINING.
- L. Prune out any dead, conflicting or broken branches.
- M. Remove all tags, labels, strings, etc. from the plant.

III. PLANTING A SHRUB MASS
- A. Follow the same procedure as for a single shrub. (Section II A-M)
- B. Edge and rake the entire planting bed to obtain uniform surface.
- C. Mulch the entire planting bed a minimum of 2" depth and not to exceed 3" depth.
- D. Water the entire planting bed thoroughly. EVEN IF IT IS RAINING. To saturate top 2" of soil.
- E. Prune out any dead, conflicting or broken branches.
- F. Remove all tags, labels, strings,

IV. PLANTING PROCEDURES FOR GROUND COVER

I. PREPARING GROUNDCOVER BED
- A. The ground cover bed shall be loosened prior to planting by one of the following methods: rototilling, back-hoeing and rototilling or by picking (generally done on small areas or on slopes). Soil shall be loosened to a depth of 4" to 6".
- B. Soil additives for the ground cover bed shall be peat and topsoil, (2" deep) after the soil has been loosened and additives then worked into the bed by one of the following methods: rototilling, back-hoeing and rototilling or by picking (in which soil additives are spread by hand into the individual plant pockets and worked into the soil by pick).
- C. Fertiilze in planting hole or use water soluble fertiilzer at base of plants after planting.
- D. Mulch the entire ground cover bed to minimum 1" depth and not to exceed 2" in depth

II. PLANTING GROUND COVER
- A. The ground cover planting holes shall be dug through the mulch with one of the following: hand trowel, shovel, bulb planter or hoe.
- B. Before planting, biodegradable pots shall be crushed and the top edges broken down below the surface. Non-biodegradable pots shall be removed. Unwrap any bound roots, do not break root ball.
- C. The ground cover (either potted or bare root) shall be planted:
  1. So that the roots of the plant are surrounded by soil below the mulch: potted plants being set so that the top of the soil in the pot is even with the existing grade, and bare root plants being covered up to the crown of the plant or soil level.
  2. At an equal distance apart (plans and specifications specify the "on center" (o.c.) distance for the ground cover). See spacing guide.
- D. The entire ground cover bed shall be edged and thoroughly watered.

V. SEEDING

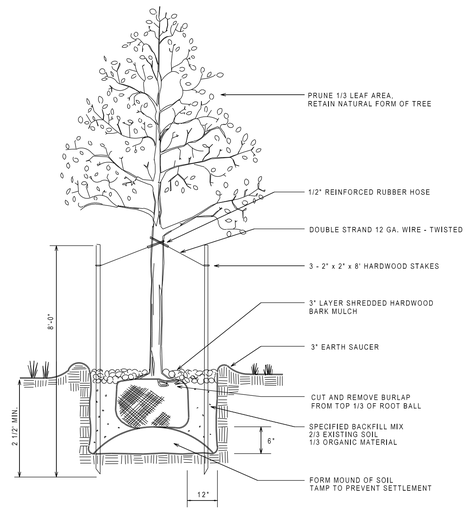
I. TEMPORARY SEEDING
- A. Vegetation - Annual Rye grass or Japanese Millet shall be used to provide cover on disturbed areas for up to 12 months. For longer duration of vegetation cover, permanent seeding is required.
  1. Seed Mixtures - Temporary Seeding
  Preferred: Annual Rye - Winter; 200-300 lbs./acre. (1/2 that amount for over seeding) Japanese Millet - Summer; 25lbs/acre. (These are preferred because existing and proposed native grasses and wildflowers may not compete well with certain grass species)
  2. If seed mixtures used are other than those preferred they must be from table 26 of "Standards and Specifications for Soil Erosion and Sediment Control" by the Maryland Department of Environmental Protection. Temporary plant material must be removed prior to seeding of other material.
  3. For sites having soil tests performed, the seeding and amendment rates shown in table 26 of "Standards and Specifications for Soil Erosion and Sediment Control" shall be deleted and the rates recommended by the testing agency shall be written in. Soil tests are not required for temporary seeding.

II. PERMANENT SEEDING
- A. Seeding grass and legumes to establish ground cover for a minimum period of one year on all disturbed areas generally receiving low maintenance.

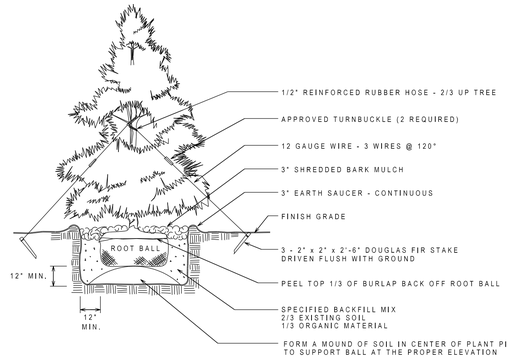
Seed mixtures:
1. Seed mixtures not from table 26 of "Standard and Specifications for Soil Erosion and Sediment Control" by the Maryland department of Environmental Protection, must be similar or approved by landscape architect. Additional planting specifications for exceptional sites such as shore lines, stream banks or dunes, or for special purposes such as wildlife or aesthetic treatment may be found in USDA-SCS Technical Field Office Guide. Section 342 - Critical Area Planting.
2. For sites having disturbed areas over 5 acres, the rates shown in table 26 of "Standards and Specification for Soil Erosion and Sediment Control" shall be deleted and the rates recommended by the soil testing agency shall be written in.
3. For areas receiving low maintenance, apply urea form fertilizer (46-0-0) at 3 1/2 lbs/1000 sq. ft. (150 lbs./acre). The above recommended soil amendments and hose stated in the soil test to be performed at the time of seeding, or as recommended by state agency and manufacturers products.
4. Do not fertilize area to be seeded around storm water management facilities.
5. Contractor to provide a final product of grass crop creating a lawn of uniform color and texture after three mowings.

VI. SOIL TESTING

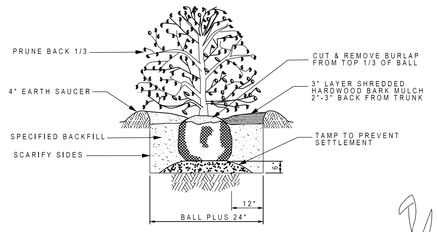
1. Contractor to perform soil test as per accepted methods by the local agricultural extension service.
2. Samples to be tested by reputable lab.
3. Contractor will be held responsible for notifying owner of any problems or deficits determined by the test results.
4. Corrections will be discussed and cost negotiated with owner.
5. Plant failure based on soil deficits or problems due to failure of contractor to take samples, will be replaced at the cost of the contractor after corrections have been made.



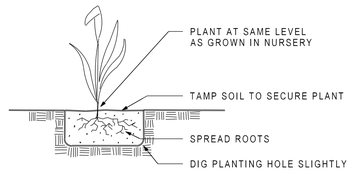
TREE PLANTING DETAIL
NOT TO SCALE



TREE PLANTING DETAIL - EVERGREEN TREE
NOT TO SCALE



DETAIL - SHRUB PLANTING
NOT TO SCALE



HERBACEOUS PLANTING DETAIL
NOT TO SCALE

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2	SUBMISSION TO CITY OF ROCKVILLE	KDL	5/12/14
1	PAM SUBMISSION TO CITY OF ROCKVILLE	KDL	9/24/13

DATE: MAY 2014 CAD STANDARDS VERSION: MICROSTATION V8i
DESIGNED: SOLTESZ TECHNICIAN: AZ CHECKED: KDL

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TIM MCDONALD
TMCDONALD@PENROSEGROUP.COM
PHONE: 703-847-5270

MAP 5164 GRID 3A & 3B
TAX MAP GS122 ZONING CATEGORY: PD-KF
WSSC 200' SHEET 221NW9, 220NW9
SITE DATUM HORIZONTAL: NAD 83/91 VERTICAL: NGVD 29

F6 LANDSCAPE DETAILS

SITE PLAN
KING FARM
SIX IRVINGTON CENTRE, PARCEL BQ , BLOCK S
4th ELECTION DISTRICT, CITY OF ROCKVILLE, MARYLAND

1" = NTS
SHEET L-3
PROJECT NO. 0801-00-TH

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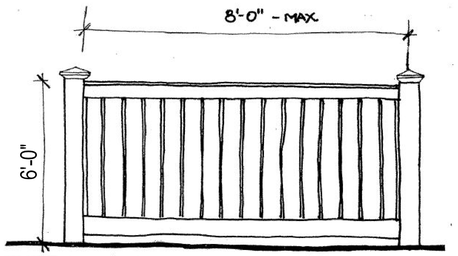
1

Bench

Manufacturer: DuMor Site Furnishings
Model: 79
Slats: Douglas Fir
Support Finish: Black
Length: 6'
Description: Wood bench with backrest.

Notes:
1. Or approved equal as approved by town architect.
2. Install per manufacturers specifications.
3. Surface mount.
4. See plan for locations.



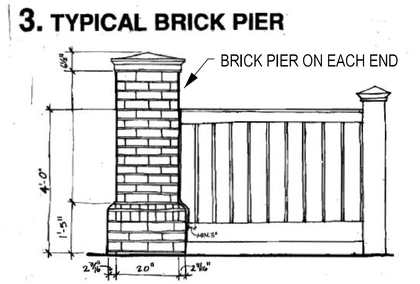
TYPE 1 ALLEY FENCE

2

Privacy Fence (Sheraton Fence)

Model: Type 1 per King Farm Design Guidelines
Height: 6'
Description: Wood

Notes:
1. Or approved equal as approved by town architect.
2. See plan for locations.



Typical brick pier terminating alley fence at the edge of driveway (as called for in design guidelines).

3

Dead-End Alley Fence

Model: Typical Brick Pier King Farm Design Guidelines
Finish: White
Description: 4' wood

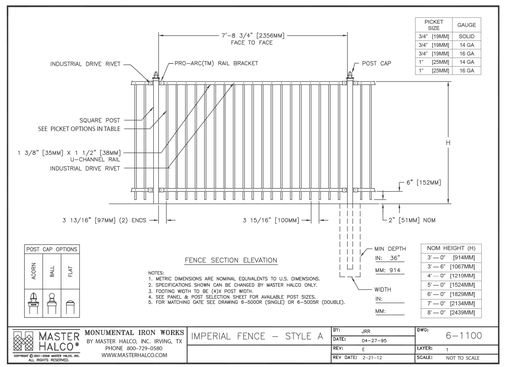
Notes:
1. Or approved equal as approved by town architect.
2. See plan for locations.

4

Cluster Mailboxes

Manufacturer: Auth-Florence Manufacturing
Model: 1570-12V2 & 1570-16V2
Finish: Postal Gray (PG)
Description: Pedestal mailbox cluster with 12 or 16 units

Notes:
1. Or approved equal as approved by town architect.
2. Permanently mount to concrete surface per mfgr specifications.
3. See plan for locations.



5

Guard Rail

Manufacturer: Monumental Ironworks
Model: 42" 2 -Rail Imperial Fence, Style A, Ball-style post cap
Finish: Black
Description: 42" guard rail installed on top of retaining walls

Notes:
1. Or approved equal as approved by town architect.
2. Core-drill into top of retaining walls.
3. See plan for locations.

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MAP 5164 GRID 3A & 3B

TAX MAP	ZONING CATEGORY:
GS122	PD-KF
WSSC 200' SHEET	
221NW9, 220NW9	
SITE DATUM	
HORIZONTAL: NAD 83/91	
VERTICAL: NGVD 29	

F6 HARDSCAPE DETAILS

SITE PLAN

KING FARM

SIX IRVINGTON CENTRE, PARCEL BQ , BLOCK S

4th ELECTION DISTRICT, CITY OF ROCKVILLE, MARYLAND

ONE INCH = 1" = NTS

SHEET L-4

PROJECT NO. 0801-00-TH

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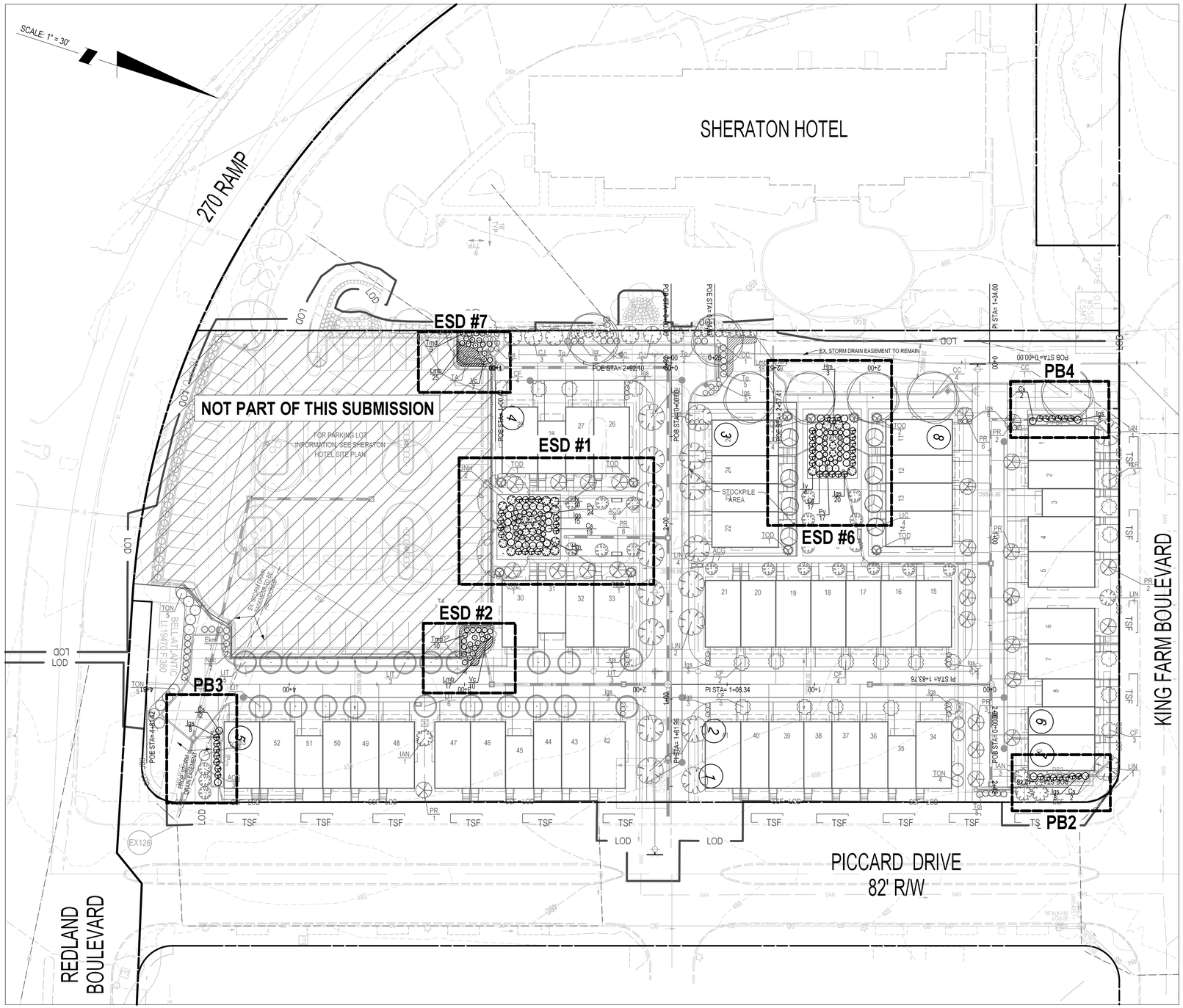

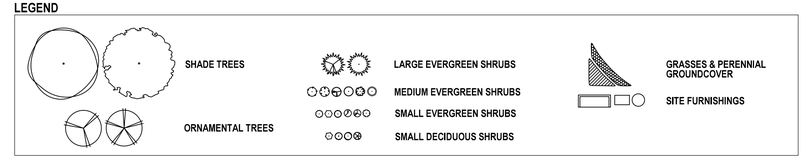

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SCALE: 1" = 30'

King Farm F6 - ESD #1 - Microbioretention Checklist

	Qty	Key	Botanical Name	Common Name	Size	Type	Remarks
Shrubs	19	Cs	Cornus sericea	Redtwig Dogwood	30-36" ht.	#3 Cont.	
	15	Igs	Ilex glabra 'Shamrock'	Shamrock Inkberry Holly	24-30" ht.	#3 Cont.	
	10	Iv	Ilex verticillata	Winterberry Holly	24-30" ht.	# 3 Cont.	
Grasses	24	Pv	Panicum virgatum 'Northwind'	Northwind Switchgrass	18 -24"	#1 Cont.	
Perennial	7	Hm	Hibiscus moscheutos	Hardy Perennial Hibiscus	3'-6' ht.	#7 Cont.	

King Farm F6 - ESD #2 - Microbioretention Checklist

	Qty	Key	Botanical Name	Common Name	Size	Type	Remarks
Shrubs	10	Tmd	Taxus x media 'Densiformis'	Densiformis Yew	24-30"	#3 cont	
	11	Vc	Viburnum dentatum 'Christom'	Blue Muffin Arrowwood Viburnum	30-36"	#3 cont	
Perennial	17	Lmb	Liriope muscari 'Big Blue'	Big Blue Lily Turf		Flat	Full sun to part shade

ESD #3,4,5 NOT PART OF THIS SUBMISSION

King Farm F6 - ESD #6 - Microbioretention Checklist

	Qty	Key	Botanical Name	Common Name	Size	Type	Remarks
Shrubs	17	Cs	Cornus sericea	Redtwig Dogwood	30-36" ht.	#3 Cont.	
	20	Igs	Ilex glabra 'Shamrock'	Shamrock Inkberry Holly	30-36" ht.	#3 Cont.	
	4	Iv	Ilex verticillata	Winterberry Holly	24-30" ht.	# 3 Cont.	
Grasses	17	Pv	Panicum virgatum 'Northwind'	Northwind Switchgrass	18 -24"	#1 Cont.	
Perennial	3	Hm	Hibiscus moscheutos	Hardy Perennial Hibiscus	3'-6' ht.	#7 Cont.	

King Farm F6 - ESD #7 - Microbioretention Checklist

	Qty	Key	Botanical Name	Common Name	Size	Type	Remarks
Shrubs	9	Tmd	Taxus x media 'Densiformis'	Densiformis Yew	24-30"	#3 cont	
	7	Vc	Viburnum dentatum 'Christom'	Blue Muffin Arrowwood Viburnum	30-36"	#3 cont	
Perennial	25	Lmb	Liriope muscari 'Big Blue'	Big Blue Lily Turf		Flat	Full sun to part shade

King Farm F6 - PB2 - Microbioretention Checklist

	Qty	Key	Botanical Name	Common Name	Size	Type	Remarks
Shrubs	2	Cs	Cornus sericea	Redtwig Dogwood	30-36" ht.	#3 Cont.	
	8	Igs	Ilex glabra 'Shamrock'	Shamrock Inkberry Holly	30-36" ht.	#3 Cont.	

King Farm F6 - PB4 - Microbioretention Checklist

	Qty	Key	Botanical Name	Common Name	Size	Type	Remarks
Shrubs	2	Cs	Cornus sericea	Redtwig Dogwood	30-36" ht.	#3 Cont.	
	8	Igs	Ilex glabra 'Shamrock'	Shamrock Inkberry Holly	30-36" ht.	#3 Cont.	

SEE ESD PLANTING AREA ENLARGEMENTS ON SHEET L-6

F6 LANDSCAPE PLAN - ESD PLANTING AREAS

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www.soltesz.com
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Lanham
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Leonardtown

NO.	REVISIONS	BY	DATE
3	SUBMISSION TO CITY OF ROCKVILLE	PMS	8/15/14
2	SUBMISSION TO CITY OF ROCKVILLE	KDL	5/12/14
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DATE: MAY 2014 | CAD STANDARDS VERSION: MICROSTATION V8i
DESIGNED: SOLTESZ | TECHNICIAN: AZ | CHECKED: KDL

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VIENNA, VA 22182

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PHONE: 703-847-5270

MAP 5164 GRID 3A & 3B
TAX MAP: GS122 | ZONING CATEGORY: PD-KF
WSSC 200' SHEET: 221NW9, 220NW9
SITE DATUM
HORIZONTAL: NAD 83/91
VERTICAL: NGVD 29

SITE PLAN
KING FARM
SIX IRVINGTON CENTRE, PARCEL BQ , BLOCK S
4th ELECTION DISTRICT, CITY OF ROCKVILLE, MARYLAND

1" = 30'
SHEET L-5
PROJECT NO. 0801-00-TH

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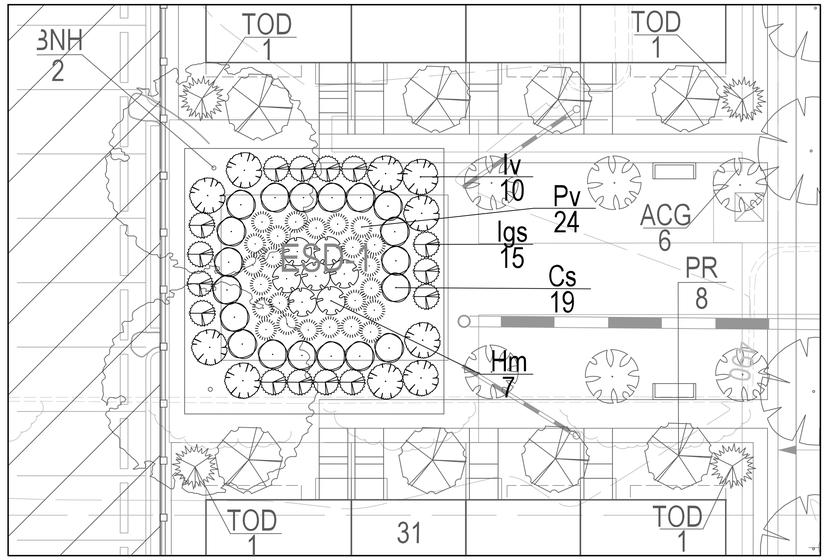

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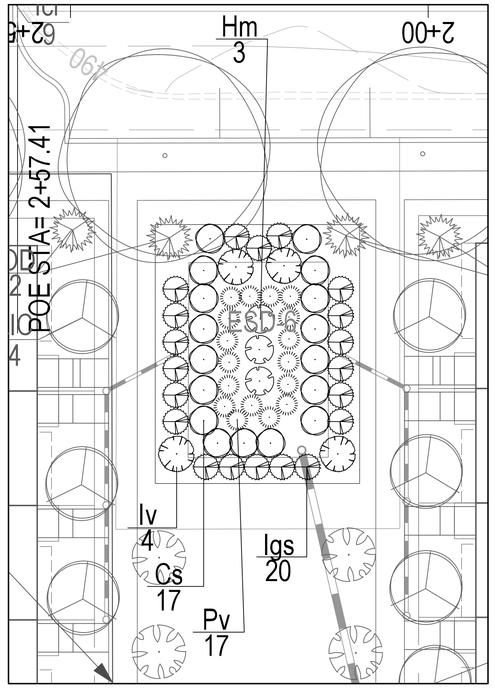

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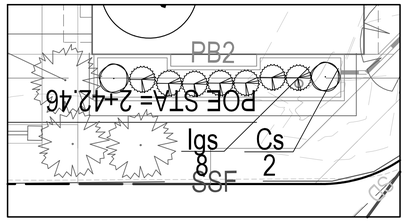

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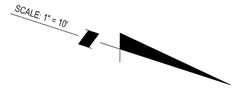

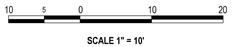

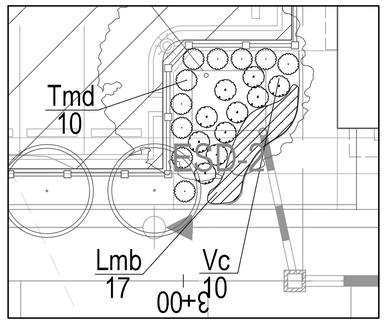

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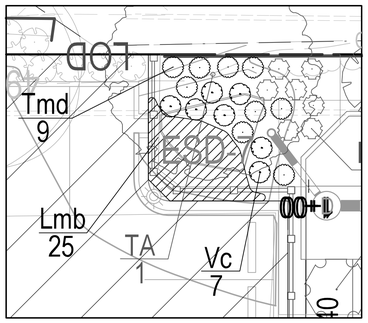

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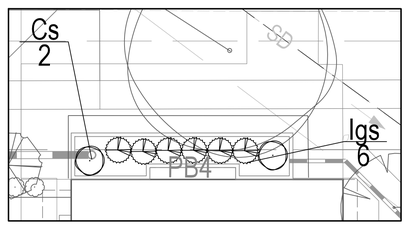
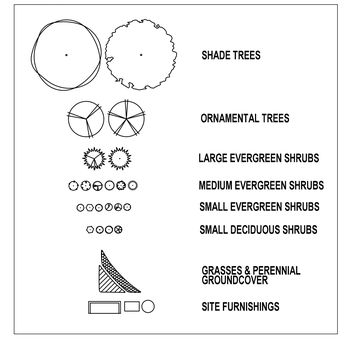


PB4

LEGEND



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WSSC 200' SHEET 221NW9, 220NW9
SITE DATUM HORIZONTAL: NAD 83/91 VERTICAL: NGVD 29

ESD PLANTING AREA ENLARGEMENTS

SITE PLAN

KING FARM

SIX IRVINGTON CENTRE, PARCEL BQ , BLOCK S

4th ELECTION DISTRICT, CITY OF ROCKVILLE, MARYLAND

1" = 10'

SHEET L-6

PROJECT NO. 0801-00-TH

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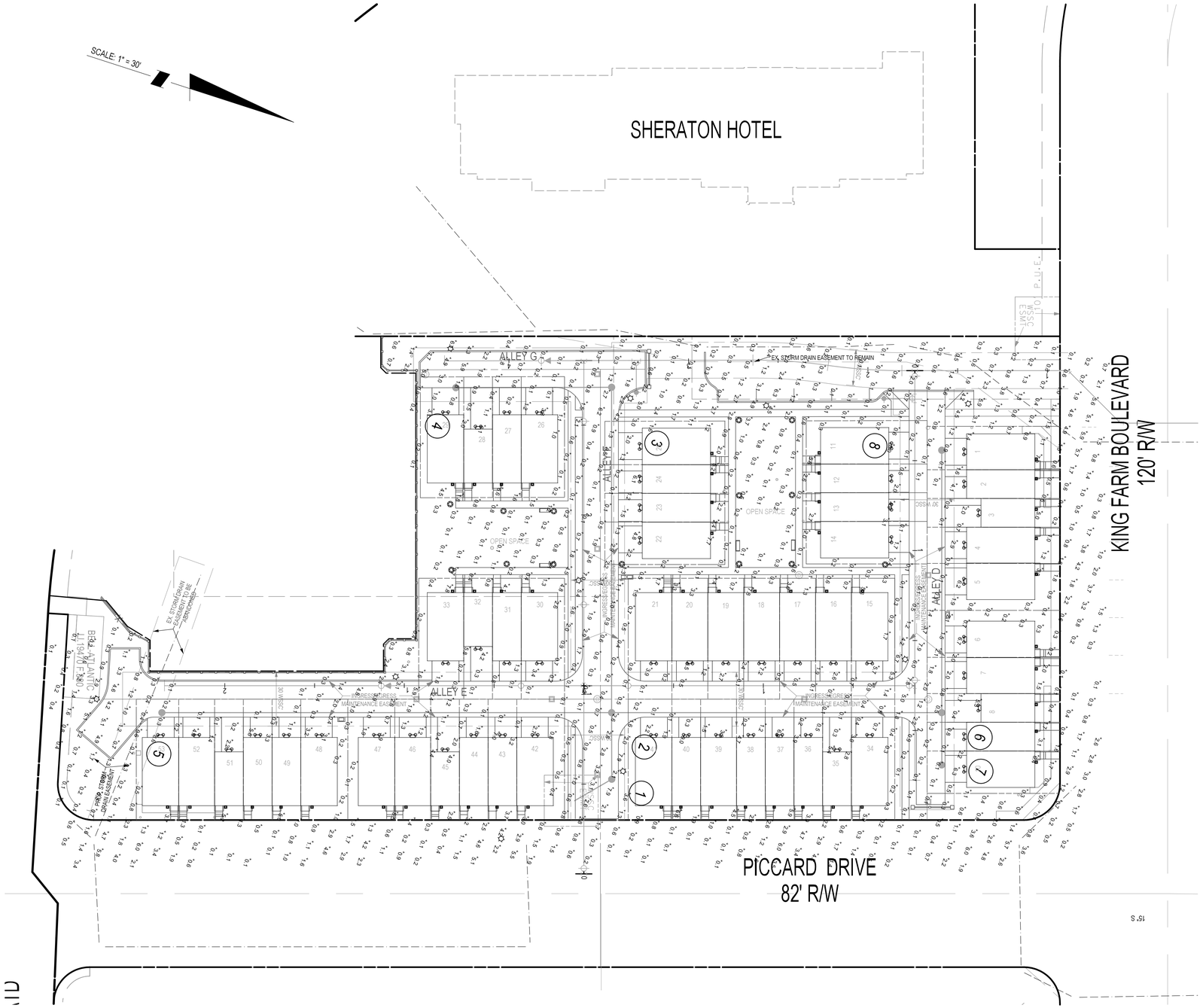
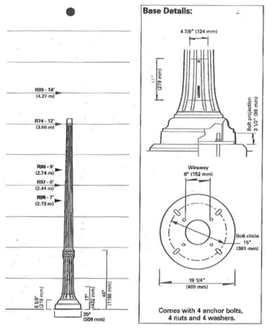
SCALE: 1" = 30'



Note: Alley and front stoop lighting modeled based upon Lithonia Lighting Model: OFLR 6P LED floodlight with 2 adjustable heads & photocell. Actual light fixture to be approved by town architect at time of building permit.

30 15 0 30 60

SCALE: 1" = 30'



LUMINAIRE TO BE LUMEC LANTERN SERIES L80: OR APPROVED EQUAL.

POLE AND BASE TO BE LUMEC R74, 12' ALUMINUM ASSEMBLY W/TAPERED AND FLUTED POLE: OR APPROVED EQUAL.

LUMEC
640 CURE-BOIVIN
BOISBRIAND, QUEBEC
CANADA, J7G2A7
TEL: (450)-430-7040

ALTERNATIVE:
W.J. WHATLEY
#ALLENTOWN SERIES 406
W/FIBERGLASS, FLUTED AND
TAPERED POLE ASSEMBLY,
DIRECT BURIAL
OR APPROVED EQUAL.

NOTE: LIGHT TO MATCH CITY OF ROCKVILLE STANDARDS

1

Pole Light

Notes:
1. Or approved equal.

2

Bollard Light

Manufacturer: Sternberg Lighting
Model: 4501LED-LP Decatur Lighted Bollard
Finish: Black
Description: LED bollard light, 30" tall

Notes:
1. Or approved equal.

F6 LIGHTING PLAN

SITE PLAN

KING FARM

SIX IRVINGTON CENTRE, PARCEL BQ , BLOCK S

4th ELECTION DISTRICT, CITY OF ROCKVILLE, MARYLAND

SOLTESZ

Engineering
Planning
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NO.	REVISIONS	BY	DATE
3	SUBMISSION TO CITY OF ROCKVILLE	PMS	8/15/14
2	SUBMISSION TO CITY OF ROCKVILLE	KDL	5/12/14
1	PAM SUBMISSION TO CITY OF ROCKVILLE	KDL	9/24/13

DATE: MAY 2014 | CAD STANDARDS VERSION: MICROSTATION V8i
DESIGNED: SOLTESZ | TECHNICIAN: AZ | CHECKED: KDL

MISS UTILITY NOTE

INFORMATION CONCERNING EXISTING UNDERGROUND UTILITIES WAS OBTAINED FROM AVAILABLE RECORDS. THE CONTRACTOR MUST DETERMINE THE EXACT LOCATION AND ELEVATION OF ALL EXISTING UTILITIES AND UTILITY CROSSINGS BY DIGGING TEST PITS BY HAND, WELL IN ADVANCE OF THE START OF EXCAVATION. CONTACT "MISS UTILITY" AT 1-800-257-7777, 48 HOURS PRIOR TO THE START OF EXCAVATION. IF CLEARANCES ARE LESS THAN SHOWN ON THIS PLAN OR TWELVE (12) INCHES, WHICHEVER IS LESS, CONTACT THE ENGINEER AND THE UTILITY COMPANY BEFORE PROCEEDING WITH CONSTRUCTION. CLEARANCES LESS THAN NOTED MAY REQUIRE REVISIONS TO THIS PLAN.

OWNER/DEVELOPER/APPLICANT

KING FARM ASSOCIATES, LLC
C/O THE PENROSE GROUP
8330 BOONE BLVD.
SUITE 460
VIENNA, VA 22182

TIM MCDONALD
TMCDONALD@PENROSEGROUP.COM
PHONE: 703-847-5270

MAP 5164 GRID 3A & 3B

TAX MAP	ZONING CATEGORY:
GS122	PD-KF
WSSC 200' SHEET	
221NW9, 220NW9	
SITE DATUM	
HORIZONTAL: NAD 83/91	
VERTICAL: NGVD 29	

1" = 30'

SHEET L-7

PROJECT NO. 0801-00-TH

P:\801-00\080100TH\080100F6\ENGINEER\LANDSCP\L7-Lan-F6.sht Scale= 30.0000 ft / in. User= EBarringer PLTdrv= SPDF_Grey_300.pltcfg Pentbl= TEXT_SUB.tbl 10/22/2014 2:20:37 PM